

ORDINANCE NO. 2000-31-CM

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF
TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN
REAL ESTATE, FROM R1 & A TO R1B.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF TIPPECANOE, INDIANA:**

Section 1. The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code, is hereby amended to rezone the following described real estate situated in Wabash Township, Tippecanoe County, Indiana, to wit:

Part of the East Half of the Southwest Quarter, part of the East Half of the Northwest Quarter and part of the Northeast Quarter of Section 14, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows:

Commencing at a Berntsen A1NB monument marking the southeast corner of said southwest quarter; thence bearing North 00 degrees 35 minutes 11 seconds West along the east line of said southwest quarter 575.31 feet to the center line of State Road 26; thence along said center line North 60 degrees 25 minutes 24 seconds West a distance of 888.13 feet; thence continuing along said center line North 60 degrees 25 minutes 24 seconds West 614.73 feet to the west line of the east half of said southwest quarter; thence along said west line North 00 degrees 24 minutes 54 seconds West 1289.09 feet to the northwest corner of the east half of said southwest quarter; thence along the east line of the west half of the aforesaid northwest quarter North 00 degrees 13 minutes 37 seconds West 73.89 feet; thence North 27 degrees 08 minutes 31 seconds East 43.30 feet; thence North 54 degrees 10 minutes 57 seconds East 33.57 feet; thence North 28 degrees 11 minutes 47 seconds East 48.01 feet; thence North 00 degrees 52 minutes 08 seconds East 99.74 feet; thence North 11 degrees 46 minutes 34 seconds East 37.05 feet; thence North 35 degrees 00 minutes 48 seconds East 18.45 feet; thence North 77 degrees 00 degrees 52 seconds East 40.35 feet; thence North 23 degrees 55 minutes 08 seconds East 39.84 feet; thence North 38 degrees 40 minutes 49 seconds East 15.29 feet; thence North 71 degrees 34 minutes 42 seconds East 19.13 feet; thence South 71 degrees 34 minutes 43 seconds East 14.35 feet; thence South 25 degrees 55 minutes 31 seconds East 34.71 feet; South 57 degrees 32 minutes 54 seconds East 17.86 feet; thence South 84 degrees 17 minutes 38 seconds East 15.20 feet; thence North 85 degrees 14 minutes 24 seconds East 36.42 feet; thence North 67 degrees 38 minutes 06 seconds East 27.80 feet; thence North 78 degrees 41 minutes 54 seconds East 23.13 feet; thence North 11 degrees 31 minutes 44 seconds East 34.27 feet; thence South 75 degrees 11 minutes 10 seconds East 186.87 feet to the Point of Beginning; thence continuing South 75 degrees 11 minutes 10 seconds East 50.00 feet; thence South 14 degrees 48 minutes 50 seconds West 252.91 feet to the point of curvature of a curve left, having a radius of 275.00 feet, the radius point of which bears South 75 degrees 11 minutes 10 seconds East; thence southerly along the arc of said curve a distance of 152.24 feet to the point of tangency, bearing South 73 degrees 05 minutes 43 seconds West from said radius point; thence South 16 degrees 54 minutes 17 seconds East 139.92 feet to the point of curvature of a curve right having a radius of 225.00 feet, the radius point of which bears South 73 degrees 05 minutes 43 seconds West; thence southerly along the arc of said curve a distance of 76.46 to the point of tangency, bearing South 87 degrees 26 minutes 04 seconds East from said radius point; thence South 02 degrees 33 minutes 56 seconds West 210.72 feet to the point of curvature of a curve to the left, having a radius of 175.00 feet, the radius point of which bears South 87 degrees 26 minutes 04 seconds East; thence southerly along the arc of said curve a distance of 94.42 feet to the point of tangency, bearing South 61 degrees 39 minutes 10 seconds West from said radius point; thence South 28 degrees 20 minutes 50 seconds East 34.31 feet; thence North 80 degrees 14 minutes 44 seconds East 181.09 feet; thence North 00 degrees 57 minutes 56

seconds East 74.79 feet; thence North 83 degrees 50 minutes 42 seconds East a distance of 189.83 feet; thence North 87 degrees 00 minutes 32 seconds East 160.22 feet; thence North 89 degrees 24 minutes 49 seconds East 204.27 feet to a point on the east line of the aforesaid southwest quarter distant 471.47 feet south of the northeast corner thereof; thence North 00 degrees minutes 11 seconds West along said east line 471.47 feet to a stone marking the northeast corner thereof; thence North 89 degrees 21 minutes 18 seconds East along the south line of the northeast quarter of Section 14 a distance of 347.30 feet to a 3/4 inch rebar with on aluminum cap marked "Vester & Assoc." on the southwesterly right of way line of the Kankakee, Beaverville and Southern Railroad; thence North 34 degrees 38 minutes 09 seconds West along said southwesterly right of way line 1807.11 feet; thence South 28 degrees 10 minutes 35 seconds West 446.89 feet; thence South 13 degrees 35 minutes 17 seconds West 132.63 feet; thence South 23 degrees 07 minutes 56 seconds West 124.33 feet; thence South 27 degrees 14 minutes 59 seconds West 50.00 feet; thence South 62 degrees 45 minutes 01 seconds East 101.18 feet to the point of curvature of a curve to the right having a radius of 275.00 feet, the radius point of which bears South 27 degrees 14 minutes 59 seconds West; thence southeasterly and southerly along said curve on arc distance of 372.28 feet to the point of tangency, said point bearing South 75 degrees 11 minutes 10 seconds East from said radius point; thence South 14 degrees 48 minutes 50 seconds West 110.85 feet to the Point of Beginning. Containing 31.48 acres, more or less.

Except; however, Port of the East Half of the Northwest Quarter and part of the Northeast Quarter of Section 14, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows: Commencing at a stone marking the southwest corner of said Northeast Quarter; thence bearing North 89 degrees 21 minutes 18 seconds East along the south line thereof a distance of 347.30 feet to a 3/4 inch rebar with on aluminum cap marked "Vester & Assoc." on the southwesterly right of way line of the Kankakee, Beaverville and Southern Railroad; thence North 34 degrees 38 minutes 09 seconds West along said southwesterly right of way line a distance of 404.43 feet to the Point of Beginning; thence continuing North 34 degrees 38 minutes 09 seconds West along said right of way line a distance of 202.78 feet; thence South 66 degrees 42 minutes 10 seconds West a distance of 11.12 feet; thence South 55 degrees 12 minutes 49 seconds West a distance of 167.29 feet; thence South 65 degrees 30 minutes 22 seconds West a distance of 41.82 feet; thence South 86 degrees 42 minutes 34 seconds West a distance of 73.17 feet; thence North 74 degrees 05 minutes 45 seconds West a distance of 145.39 feet; thence North 82 degrees 26 minutes 02 seconds West a distance of 57.19 feet; thence North 89 degrees 35 minutes 57 seconds West a distance of 190.06 feet; thence North 68 degrees 12 minutes 05 seconds West a distance of 123.57 feet; to a curve having a radius of 275.00 feet the radius point of which bears North 81 degrees 17 minutes 56 seconds West; thence southerly along said curve on arc distance of 29.34 feet to the point of tangency bearing South 75 degrees 11 minutes 10 seconds East from said radius point; thence South 14 degrees 48 minutes 50 seconds West a distance of 110.85 feet; thence South 75 degrees 11 minutes 10 seconds East a distance of 50.00 feet; thence South 14 degrees 50 minutes 09 seconds West a distance of 87.27 feet; thence South 73 degrees 43 minutes 29 seconds East a distance of 8.95 feet; thence North 81 degrees 31 minutes 27 seconds East a distance of 40.78 feet; thence South 84 degrees 04 minutes 06 seconds East a distance of 93.86 feet; thence South 73 degrees 50 minutes 22 seconds East a distance of 58.89 feet; thence South 61 degrees 25 minutes 34 seconds East a distance of 76.17 feet; thence South 70 degrees 43 minutes 44 seconds East a distance of 63.26 feet; thence South -81 degrees 07 minutes 16 seconds East a distance of 73.79 feet; thence South 89 degrees 43 minutes 09 seconds East a distance of 83.62 feet; thence North 82 degrees 57 minutes 36 seconds East a distance of 60.21 feet; thence North 72 degrees 03 minutes 17 seconds East a distance of 98.05 feet; thence North 59 degrees 34 minutes 12 seconds East a distance of 137.14 feet; thence North 74 degrees 28 minutes 51 seconds East a distance of 30.65 feet; thence North 37

degrees 11 minutes 18 seconds East a distance of 30.59 feet; thence North 61 degrees 18 minutes 24 seconds East a distance of 93.82 feet; to the Point of Beginning. Containing 4.37 acres, more or less.

Also, except, Part of the East Half of the Northwest Quarter Section 14, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows: Commencing at a stone marking the southeast corner of said northwest quarter; thence bearing North 89 degrees 21 minutes 18 seconds East along the south line of the Northeast Quarter of said Section 14 a distance of 347.30 feet to a 3/4 inch rebar with an aluminum cap marked "Vester & Assoc." on the southwesterly right of way line of the Kankakee, Beaverville and Southern Railroad; thence North 34 degrees 38 minutes 09 seconds West along said southwesterly right of way line a distance of 1807.11 feet; thence South 28 degrees 10 minutes 35 seconds West 446.89 feet; thence South 13 degrees 35 minutes 17 seconds West 132.63 feet; thence South 23 degrees 07 minutes 56 seconds West 124.33 feet; thence South 27 degrees 14 minutes 59 seconds West 50.00 feet to the Point of Beginning; thence North 27 degrees 14 minutes 59 second East a distance of 50.00 feet; thence North 23 degrees 07 minutes 56 second East a distance of 124.33 feet; thence North 13 degrees 35 minutes 17 second East a distance of 48.32 feet; thence South 18 degrees 09 minutes 38 second East a distance of 10.02 feet; thence South 05 degrees 19 minutes 51 second East a distance of 5.70 feet; thence South 05 degrees 18 minutes 08 second West a distance of 126.61 feet; thence South 26 degrees 54 minutes 02 second West a distance of 16.80 feet; thence South 09 degrees 10 minutes 20 second West a distance of 5.52 feet; thence South 07 degrees 49 minutes 40 second East a distance of 20.63 feet; thence South 45 degrees 01 minutes 50 second West a distance of 55.41 feet; thence North 62 degrees 45 minutes 01 second West a distance of 33.94 feet to the Point of Beginning. Containing 0.15 acres, more or less

Section 2. The real estate described above should be and the same is hereby rezoned from **R1 & A** to **R1B**.

Section 3. This ordinance shall be in full force and effect from and after its passage.

Adopted and passed by the Board of Commissioners of Tippecanoe County, Indiana, this 1st day of May, 2000.

VOTE:

Yes	<div></div> <div>Ruth E. Shedd, President</div>
Yes	<div></div> <div>John L. Knochel, Vice President</div>
Yes	<div></div> <div>Kathleen Hudson, Member</div>

Attest:
Robert A. Plantenga, Auditor